



130 Stocks Bank Road, Mirfield, WF14 0EY

- TWO OFF ROAD PARKING SPACES TO THE REAR
- LOUNGE
- KITCHEN
- FAMILY BATHROOM

£1,200 Per Calendar Month

- CONVENIENTLY LOCATED FOR MIRFIELD WITH GOOD ACCESS TO M62 MOTORWAY NETWORK AND TRAIN STATION
- DINING ROOM
- THREE BEDROOMS
- EXTENSIVE GARDEN AREA

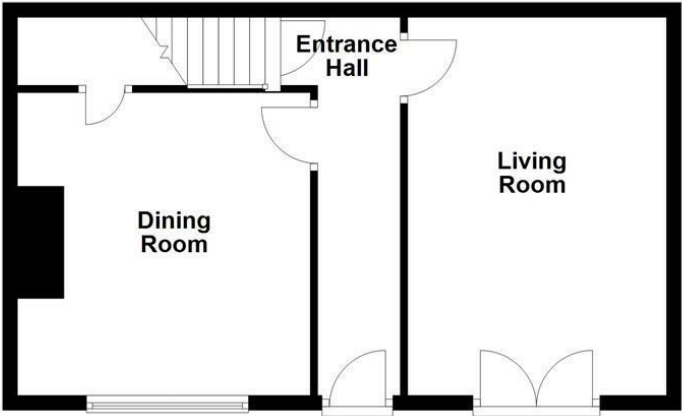
bramleys

*****MINIMUM TWELVE MONTH LEASE*****

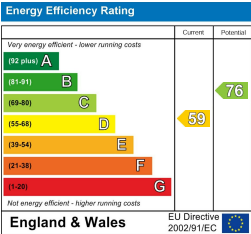
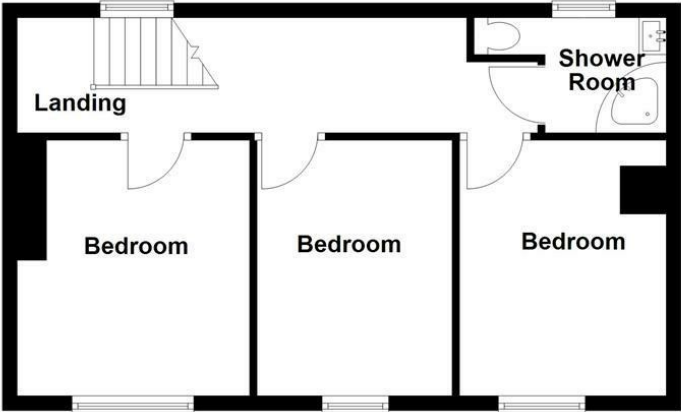
Offering 3 bedroomed accommodation is stone built semi-detached property which is set back from the roadside and is located on the outskirts of Mirfield. This period property offers deceptively spacious accommodation which comprises in brief:- entrance hall, lounge, dining room, breakfast kitchen, first floor landing, 3 bedrooms and shower room. Externally, the property benefits from an extensive garden area to the front which is mainly laid to lawn, along with 2 off road parking spaces. The property has uPVC double glazing and a gas fired central heating system. Being a short distance from the local amenities within Mirfield where there is also good access to the M62 motorway network and a train station for those wishing to commute to nearby towns and cities of Huddersfield, Leeds and Manchester. The property is available with immediate occupation and is offered to let on an unfurnished basis. Bond £1380.00.

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY